

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3504/45 Clarke Street Southbank VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$625,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

76/79 Whiteman Street Southbank VIC 3006	\$632,000	27-Jul-20
66/99 Whiteman Street Southbank VIC 3006	\$632,500	16-Oct-20
176/99 Whiteman Street Southbank VIC 3006	\$634,000	30-Jul-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 20 January 2021



76/79 Whiteman Street Southbank VIC 3006 Sold Price **\$632,000** Sold Date **27-Jul-20**

 2  2  1

Distance **0.28km**



66/99 Whiteman Street Southbank VIC 3006 Sold Price ^{RS} **\$632,500** Sold Date **16-Oct-20**

 2  2  1

Distance **0.34km**



176/99 Whiteman Street Southbank VIC 3006 Sold Price **\$634,000** Sold Date **30-Jul-20**

 2  2  1

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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